

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986

THE JEFFERSONIAN

13 Kenton

Publisher

Cost of Advertising

86-356-A 24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986

TOWSON TIMES

13 Kenton

Publisher

86-356-A 38.25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-356-A

District 8th
Posted for: *2-20-86*
Petitioner: *Arnold Jablon*
Location of property: *SE corner of Falls Rd and Hickory Hill Rd*
Location of signs: *SE corner of Falls Rd and Hickory Hill Rd*
Remarks:
Posted by: *Arnold Jablon*
Number of Signs: *1*
Date of return: *2-24-86*

Case No. 86-356-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. Nelson H. Goldberg, et ux
Petitioner's Attorney: *James E. Dyer*
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

Nelson H. Goldberg, M.D.
Mrs. Marcia W. Goldberg
12165 Falls Road
Cockeysville, Maryland 21030

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE corner, Falls Rd. and Hickory Hill Rd.
(12165 Falls Road), Petitioners: Nelson H. Goldberg, et ux
8th Election District
Case No. 86-356-A

TIME: 10:00 a.m.

DATE: Wednesday, March 12, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

James E. Dyer
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012389

DATE: 11/27/85 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Nelson H. Goldberg

FOR: Variance # 219

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-349-SPhA, 86-350-A, 86-351-XA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Director

NEG:JGH:alm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dr. and Mrs. Nelson H. Goldberg
12165 Falls Road
Cockeysville, Maryland 21030

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 219 - Case No. 86-356-A
Petitioners: Dr. Nelson H. Goldberg, et ux
Variance Petition

Dear Dr. and Mrs. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Hollman
Secretary
Hal Kassoff
Administrator

December 16, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item # 219
Property Owner:
Nelson H. Goldberg,
Location: SE corner Falls
Road (Route 25) and
Hickory Hill Road
Existing Zoning: R.C. 5
Proposed Zoning: Var.
to permit an accessory
structure to be in the
front yard instead of
the required 1/3 of
the rear yard farthest
removed from both streets
Access: 2
District 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 4/7/83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

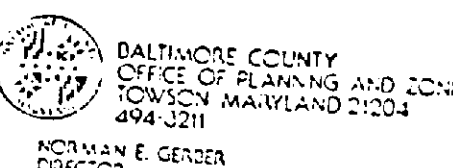
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech
303-7595 Baltimore Metro - 505-0451 D.C. Metro - 1-800-420-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 19, 1985
Item # 219
Property Owner: NELSON H. GOLDBERG, et ux
Location: SE corner Falls Rd. & Hickory Hill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract, and to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/13/86.
- ☒ The property is located in a deficient service area as defined by 811.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is defined by 811.178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

Eugene A. Soter
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/blid

3/2/86
86-356



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Nelson H. Goldberg, et ux

Location: SE corner Falls Road & Hickory Hill Road

Item No.: 219 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 12/19/85
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 219 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nelson H. Goldberg, et ux
Location: SE corner Falls Road and Hickory Hill Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

FALLS ROAD

80' R/W, 40' paved

6 mi. to Ivy Hill Rd.

522' 03" 00' E
162.93'

PRIVATE DRIVEWAY

60' SETBACK

N 62° 22' E

HICKORY HILL ROAD 50' R/W, 24' paved

Ex. Dwelling

Fence

EX SPRING FENCE

428.41'

S. 62° 22' E

EXISTING
TENNIS COURT
VARIANCE GRANTED
83-118

98' 0"

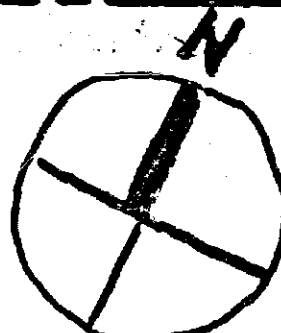
213' 0"

N. 62° 22' E

200' Ex. Garage

645.94'

645' 94"



Plat to accompany
petition for Zoning Variance

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

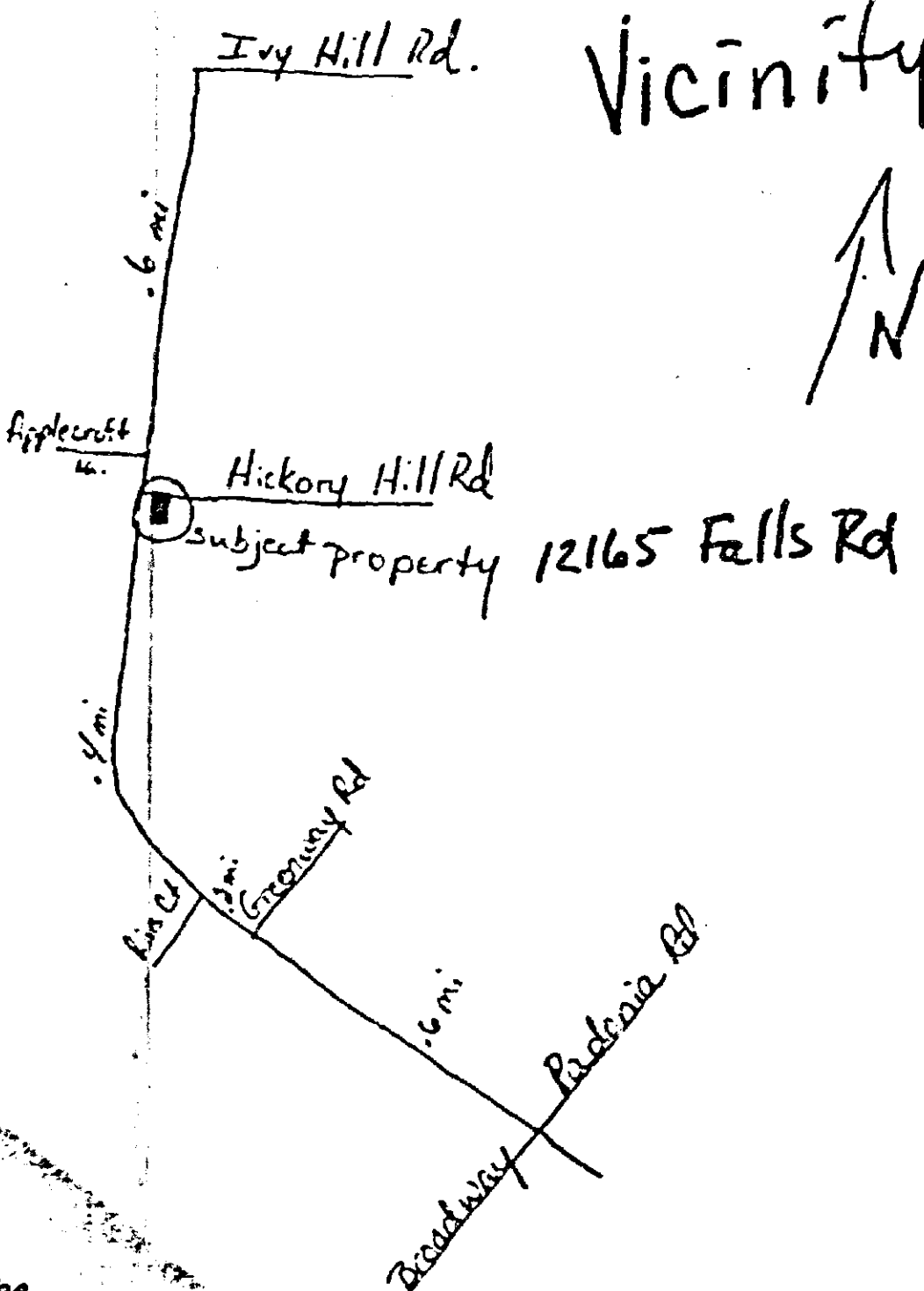
Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Ex. Dwelling

Vicinity Map



THE GOLDEN RESIDENCE
12165 FALLS ROAD
BALTIMORE, MARYLAND
8th Elect Dist
Baltimore County
Zoned R6

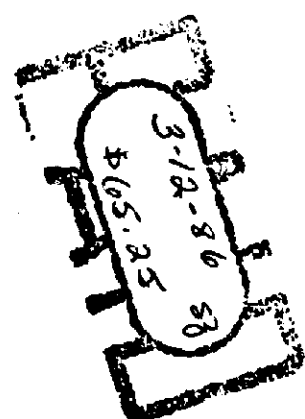
TITLE	PLAT
SCALE	1" = 100'
DATE	4-2-78
DRAWING	1

#219

02162 607

MAP NO. 10
E.D. 8
DATE 1-15-86
200
1000
OF

86-356-A



Nelson H. Goldberg, M.D., et ux
SE/cor. Falls Rd. and Hickory Hill Rd.
RD. (12165 Falls Rd.)
8th Election District
Cockeysville, Md.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1986

Dr. and Mrs. Nelson H. Goldberg
12165 Falls Road
Cockeysville, MD 21030

RE: PETITION FOR VARIANCE
SE corner of Falls Road
and Hickory Hill Road
(12165 Falls Road) -
8th Election District
Nelson H. Goldberg, M.D.,
et ux, Petitioners
Case No. 86-356-A

Dear Dr. and Mrs. Goldberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jeannette Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SE corner of Falls Road
and Hickory Hill Road
(12165 Falls Road) -
8th Election District
Nelson H. Goldberg, M.D.,
et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-356-A

The Petitioners herein request a variance for an accessory structure (garage) to be in the front yard in lieu of the required one-third of the rear yard farthest removed from both streets.

Testimony by the Petitioner indicated that the existing in-house garage has never been utilized as a garage and, in fact, does not have an access driveway. The Petitioner proposes the construction of a garage on a flat area adjacent to the existing drive and parking area. The property slopes to the rear to such an extent that a drive and garage in the rear would be unusable in icy or snowy conditions. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1986, that the herein Petition for Variance to permit an accessory structure (garage) to be in the front yard in lieu of the required one-third of the rear yard farthest removed from both streets in accordance with the plan submitted and filed herein, is hereby GRANTED from and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE March 12, 1986
BY JMH:jbg

Jeannette Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Variance from Section 400.1 to permit an accessory structure (garage) to be in the front yard instead of the required 1/3 of the rear yard farthest removed from both streets.

1. We need to build a useable garage for vehicle protection and storage. Our current in-house garage will be eliminated by remodeling.
2. Placement of the garage in the back yard would place it down a steep hill, making use of it in inclement weather impractical if not impossible.
3. There is no accessible entrance into the house from the rear. Anyone using a garage in the rear would have to walk up a steep hill to a patio door or walk uphill all the way around the house to use the front door.
4. The proposed front yard location of the garage is our most practical and financially feasible choice.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Nelson H. Goldberg, M.D.
(Type or Print Name)

Signature

Address

City and State

12165 Falls Rd. 252-5914

Cockeysville, Md. 21030

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of March, 1986, at 10:00 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE March 13, 1986
BY JMH:jbg

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: Southeast Corner Falls Road and Hickory Hill Road
(12165 Falls Road)

DATE AND TIME: Wednesday, March 12, 1986, at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure (garage) to be in the front yard in lieu of the required one third of the rear yard farthest removed from both streets

Being the property of Nelson H. Goldberg, M.D., et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/Corner Falls and Hickory Hill Rds. (12165 Falls Rd.) : OF BALTIMORE COUNTY
8th District :
NELSON H. GOLDBERG, M.D., : Case No. 86-356-A
et ux, Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Dr. and Mrs. Nelson H. Goldberg, 121 Falls Rd., Cockeysville, MD 21030, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Nelson H. Goldberg, M.D.
Mrs. Marcia W. Goldberg
12165 Falls Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
SE/cor. Falls Rd. and Hickory Hill Rd.
(12165 Falls Rd.)
Nelson H. Goldberg, M.D., et ux - Petitioners
8th Election District
Case No. 86-356-A

Dear Dr. and Mrs. Goldberg:

This is to advise you that \$65.25 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018459

DATE 3-13-86 ACCOUNT 201-615 000

AMOUNT \$ 65.25

RECEIVED FROM *Marcia W. Goldberg*

FOR *Advertising & Posting 86-356-A*

8 8025 *****65251 01248

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and residing, Towson, Maryland

Beginning at a point on the south side of Hickory Hill Road approximately 60 feet east of centerline of Falls Road and thence running south 22° 03' 00" East 162.93 feet; thence north 62° 22' East 615.94 feet; thence north 78° 50' west 258.80 feet; thence south 62° 22' west 128.14 feet to the beginning point.

Also known as 12165 Falls Road, Cockeysville, Maryland.
Approximately 2 Ac.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Nelson H. Goldberg, et ux

Location: SE corner Falls Road & Hickory Hill Road

Item No.: 219

Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 12/19/85
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 219 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nelson H. Goldberg, et ux
Location: SE corner Falls Road and Hickory Hill Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986

THE JEFFERSONIAN

13 Kenton

Publisher

Cost of Advertising

86-356-A 24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986

TOWSON TIMES

13 Kenton

Publisher

86-356-A 38.25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-356-A

District 8th
Posted for: *2-20-86*
Petitioner: *Arnold Jablon*
Location of property: *SE corner of Falls Rd and Hickory Hill Rd*
Location of signs: *SE corner of Falls Rd and Hickory Hill Rd*
Remarks:
Posted by: *Arnold Jablon*
Number of Signs: *1*
Date of return: *2-24-86*

Case No. 86-356-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this day of February, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Dr. Nelson H. Goldberg, et ux
Petitioner's Attorney: *James E. Dyer*
Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

Nelson H. Goldberg, M.D.
Mrs. Marcia W. Goldberg
12165 Falls Road
Cockeysville, Maryland 21030

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. Falls Rd. and Hickory Hill Rd.
(12165 Falls Road), Petitioners: Nelson H. Goldberg, et ux
8th Election District
Case No. 86-356-A

TIME: 10:00 a.m.

DATE: Wednesday, March 12, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

James E. Dyer
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012389

DATE: 11/27/85 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Nelson H. Goldberg

FOR: Variance # 219

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-349-SPhA, 86-350-A, 86-351-XA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:alm

Norman E. Gerber
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dr. and Mrs. Nelson H. Goldberg
12165 Falls Road
Cockeysville, Maryland 21030

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 219 - Case No. 86-356-A
Petitioners: Dr. Nelson H. Goldberg, et ux
Variance Petition

Dear Dr. and Mrs. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

December 16, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item # 219
Property Owner:
Nelson H. Goldberg,
Location: SE corner Falls
Road (Route 25) and
Hickory Hill Road
Existing Zoning: R.C. 5
Proposed Zoning: Var.
to permit an accessory
structure to be in the
front yard instead of
the required 1/3 of
the rear yard farthest
removed from both streets
Access: 2
District 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 4/7/83, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teleprinter for Impaired Hearing or Speech
303-7595 Baltimore Metro - 505-0451 D.C. Metro - 1-800-420-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 19, 1985
Item # 219
Property Owner: NELSON H. GOLDBERG, et ux
Location: SE corner Falls Rd. & Hickory Hill Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract, and to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/13/86.
- ☒ The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is defined by 811 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

Eugene A. Soter
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218 (219), 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/blid

3/2/86
86-356



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Nelson H. Goldberg, et ux

Location: SE corner Falls Road & Hickory Hill Road

Item No.: 219

Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Capt. Joseph Kelly 12/19/85
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 219 Zoning Advisory Committee Meeting are as follows:

Property Owner: Nelson H. Goldberg, et ux
Location: SE corner Falls Road and Hickory Hill Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

